

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 11, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**VAR-24260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SALVATORE AND ANTOINETTE CASTROGIOVANNI - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED, A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.46 acres at 1721 Charles Lam Court (APN 163-03-202-002), R-E (Residence Estates) Zone, Ward 2 (Wolfson)**

**P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcards
7. Submitted after final agenda – Protest postcard

Motion made by DAVID STEINMAN to Deny

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

STEVEN EVANS, SAM DUNNAM, LEO DAVENPORT, BYRON GOYNES, DAVID STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, RICHARD TRUESDELL)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

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ANDY REED, Planning and Development Department stated the request is a self-imposed hardship and recommended denial.

TIM AYALA, 4670 Sunset Road, appeared on behalf of the applicant and stated that there is architectural intrusions at the front and rear of the property. He noted that the neighbors have submitted approval cards and requested approval.

COMMISSIONER STEINMAN observed that the house is too large for the lot and noted that the adjacent properties all adhere to the setbacks. COMMISSIONER STEINMAN remarked that there are no support documentation from any of the neighbors living on the same street. MR. AYALA offered to hold the application in order to obtain the necessary signatures.

COMMISSIONER DUNNAM inquired as to whether the architect is a residential designer but MR. AYALA could not confirm that. COMMISSIONER DUNNAM stated that the plans appear to be pre-designed canned plans and suggested the applicant look at building a house that fits the lot.

CHAIRMAN DAVENPORT declared the Public hearing closed.

